

Triton

Engineering

January 19, 2007

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

Reference: **Request for Re-zoning**
Bradley / Solar
APN # 125-13-802-001; 125-13-801-005; 006
ZON# 17693

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Zone Change request for a proposed 40 lot single family project called "Bradley / Solar".

The applicant is requesting that the zoning on this parcel be changed from R-1 to RPD-6 for a proposed 40 lot single-family residential development on 7.27 acres (5.50 d/ua). Parcels adjacent to the proposed site have the following zoning:

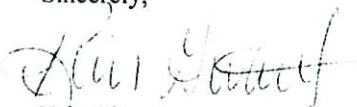
NE – R-E, R-PD5, R-PD7
NW – R-1, R-PD7, R-E
SE – R-1, R-PD3, R-E, R-PD5
SW – R-1, R-E

Richmond American Homes believes that requesting a RPD-6 zoning will compliment the area and would be consistent with the zoning that is currently surrounding the subject parcels.

We believe that the addition of single family homes at this location will increase traffic slightly, but any traffic concerns will be addressed either by submittal of a traffic study or through a traffic mitigation agreement.

Please place the attached request on the February 8, 2007 Planning Commission agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,



Kris Givant
Project Coordinator

ZON-17693 SDR-17694
REVISED 02/08/07 PC

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JAN 23 2007